



## How Do We Incentivize Green Building On A State And Local Level?

**Create programs to encourage and promote green building activity.**  
Organize communications among green builders, green construction material suppliers, local government staff and consumers. Identify and remove obstacles to green building and development. Increase the visibility and community recognition of green building through awards, job site signs, plaques, press in the local papers and features on local websites.

**Create a Priority Building Permit Process.**  
Offer an expedited permitting and plan review process for construction project meeting or exceeding a given level of certification in a green building standard. Green building projects will pass through the process faster, saving time and money.

**Create an Expedited Development Review Process.**  
Give preference to working on green development plan reviews. Projects meeting or exceeding meeting or exceeding a given level of certification are processed more quickly through the plan review phase, thus gaining a time advantage which translates into cost savings.

**Reduce or Eliminate Permit and Review Fees.**  
Offer reduced fees for projects at a given level of certification in a green building standard.

**Offer Tax Incentives.**  
Give builders, developers or buyers a significant financial incentive to build green through tax reductions, credits or abatements. On the state level, House Bill 4926 offers a \$5,000 income tax credit for taxpayers that purchase an eligible green residential structure or \$2,000 for an eligible green renovation or addition. House Bill 4927 allows commercial contractors to claim an MBT credit for each qualified green building as well as an MBT credit for employee training.

**Establish a Green Building FAR/Density Bonus Program.**  
Increase the allowable floor-to-area ratios (FAR) for green buildings allowing the construction of a large building on the same lot size. Increase the total allowed density of development within a project if certain green development standards are met.

**Create a Green Investment Loan Fund**  
House Bill 5663 would allow local government to issue bonds to promote green energy use by homeowners and businesses. Several states and local units have similar loan programs for green construction.